HOUSING MARKET INFORMATION

HOUSING NOW

Hamilton and Brantford CMAs

Canada Mortgage and Housing Corporation

Date Released: September 2009

New Home Market

Condo Completions Up

Although there have been fewer housing starts in the Hamilton Census Metropolitan Area (CMA) this year, the number of condominium units in the completion and under construction stages has risen. A weaker economy this year has put a damper on new development, and thus builders have instead concentrated their efforts on completing projects already underway. For the year to date, the number of condominium townhouse and apartment units completed rose by 64 per cent. Much of this construction activity is the result of the near-record level of condominium starts last year in areas outside Hamilton's downtown core, especially in Burlington. In Burlington

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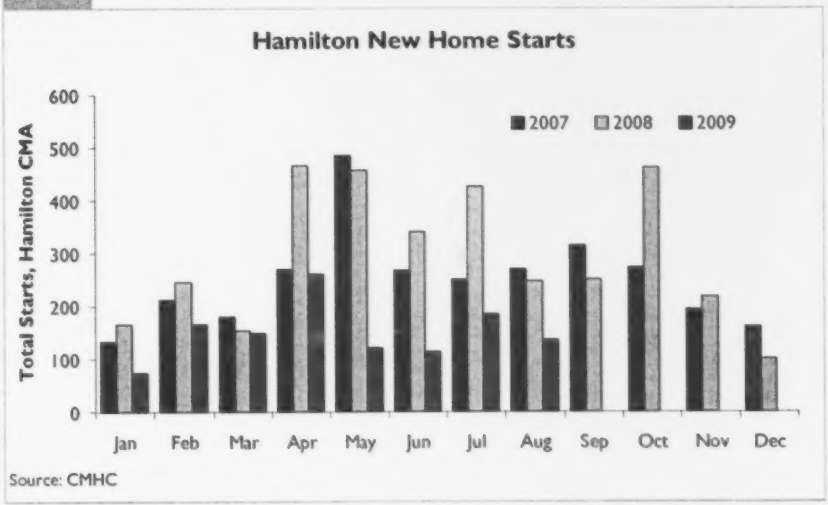

Source: CMHC

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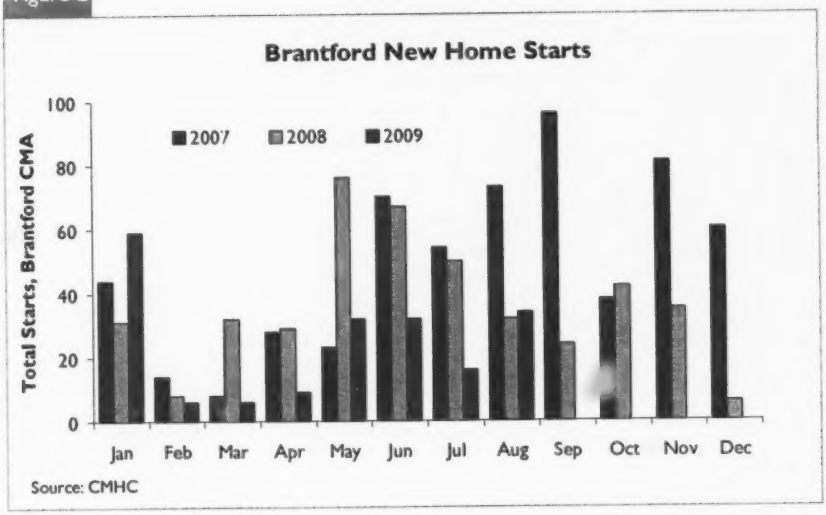
Figure 2

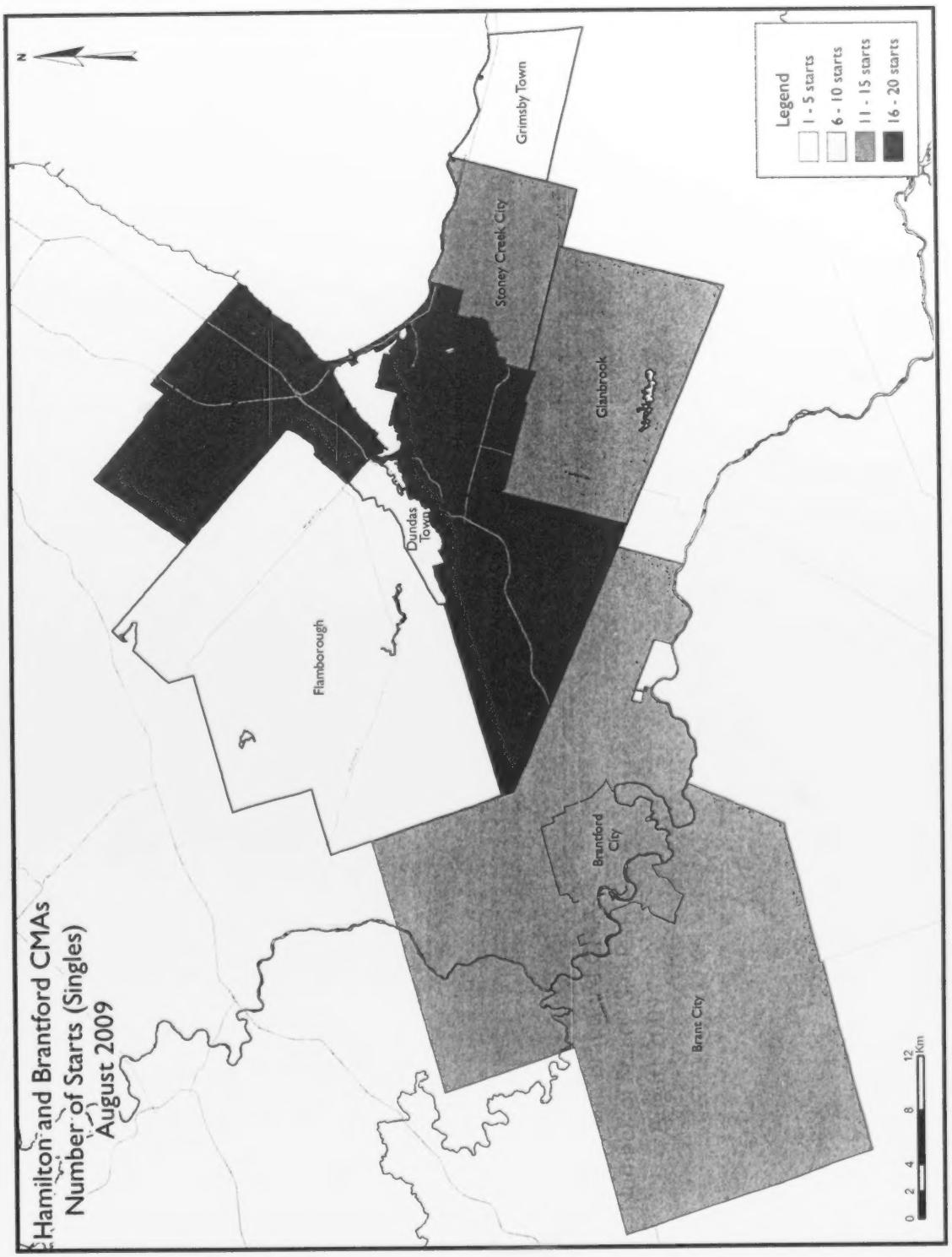


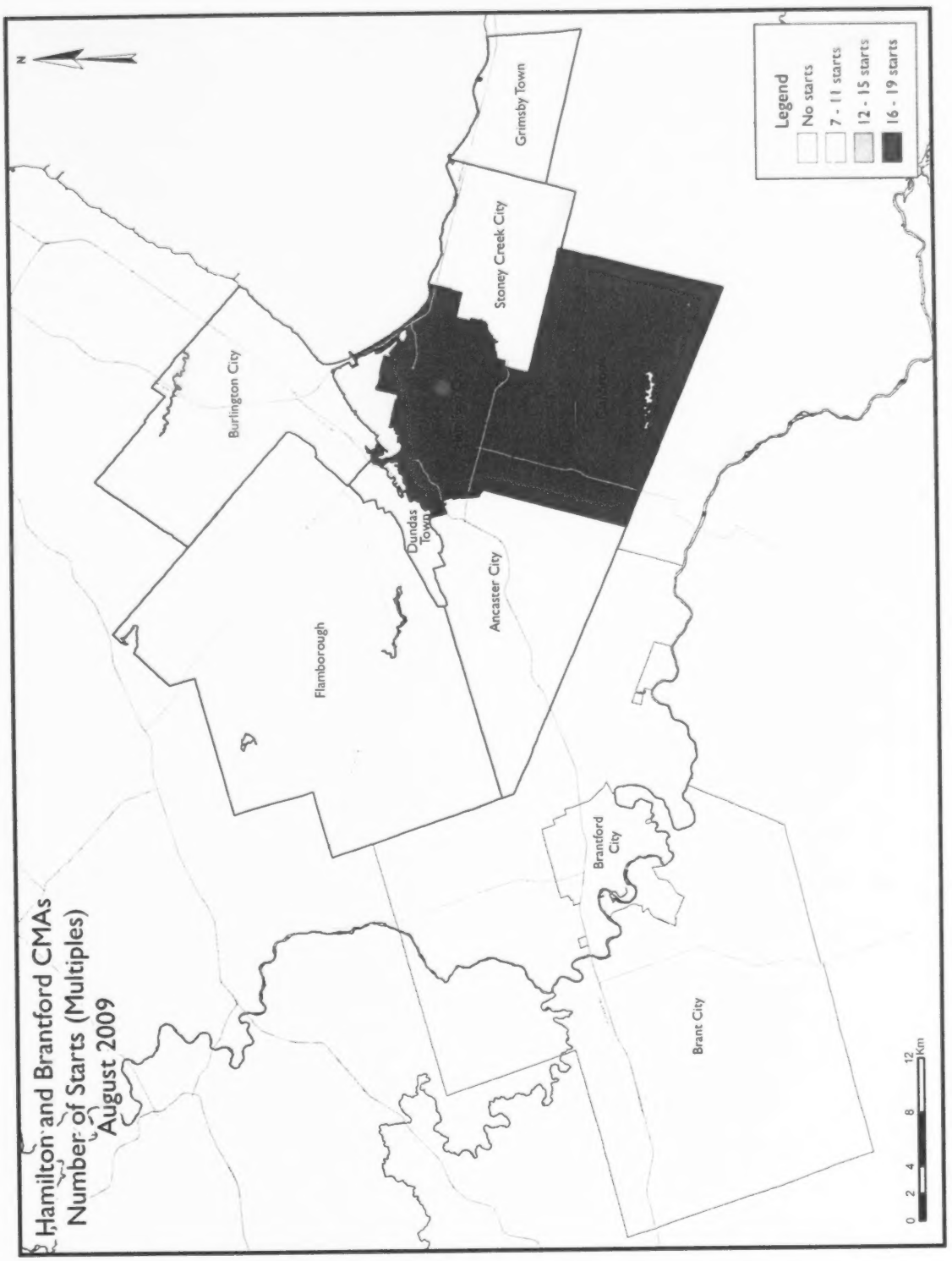
this year, the number of completions rose by 14 per cent.

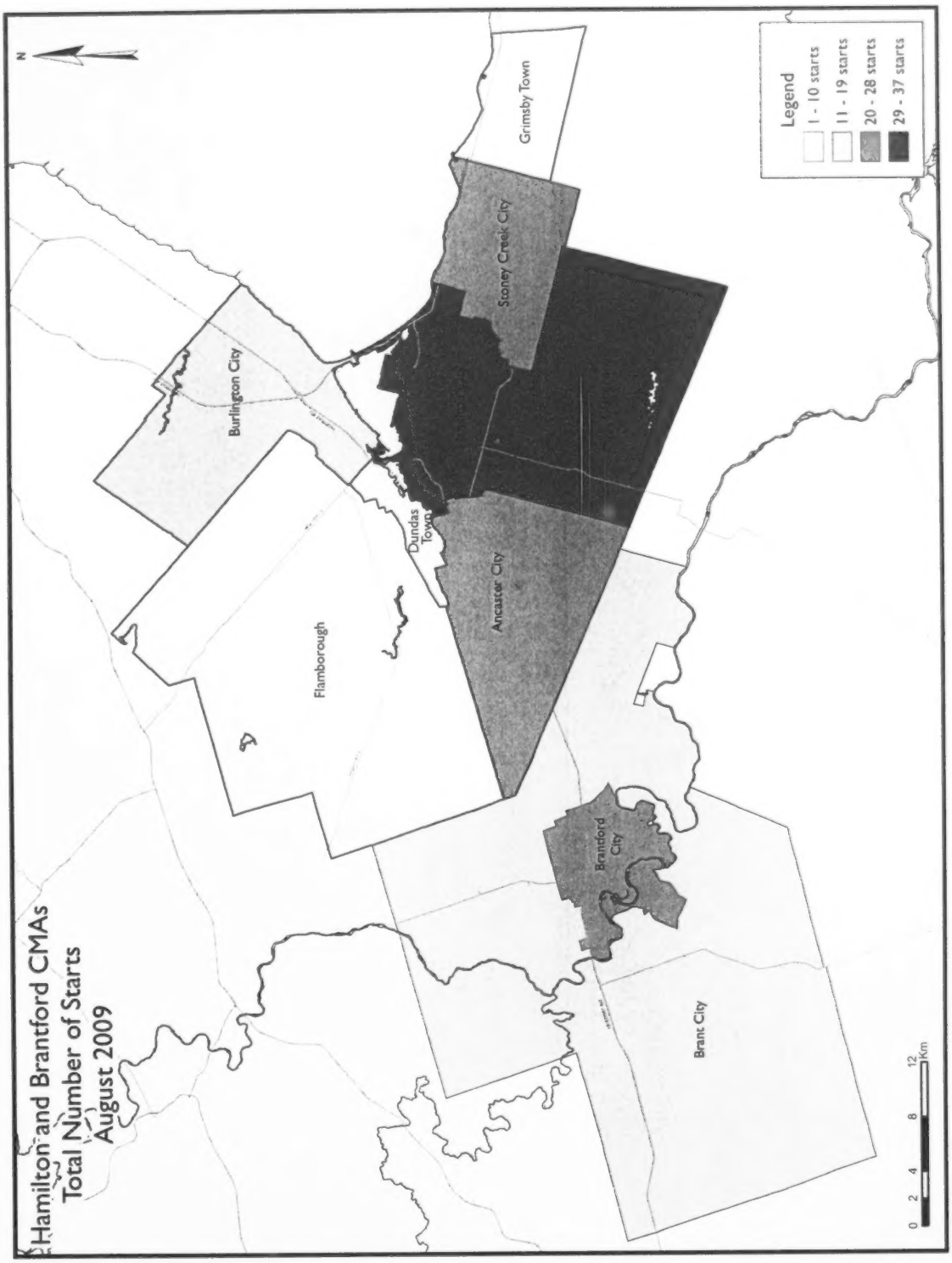
New home starts were down by over 40 per cent to 137 units in August compared to a year ago. The majority of these starts were single-detached homes, although year-to-date figures indicate that there were significant declines in all ownership home types, including single-detached homes. There were just 255 starts of condominium units this year as compared to 759 a year ago during the same period. Very few homes were started in the more rural areas of Dundas and Flamborough where custom-built homes are more prevalent.

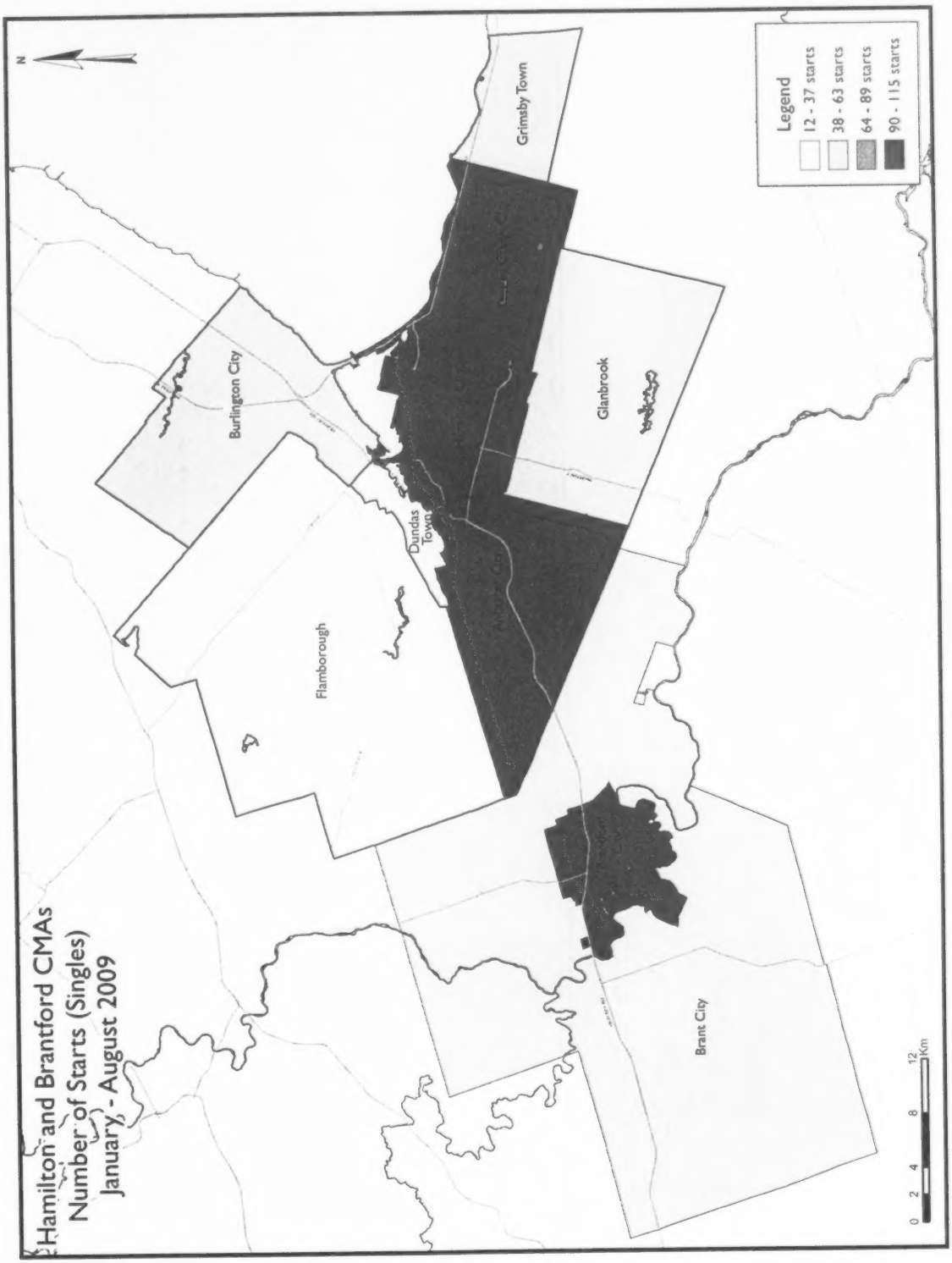
While economic conditions have certainly impacted new housing developments this year, the recent upswing in the resale market in Hamilton suggests that consumers are beginning to gain sufficient confidence in the economy to make big ticket purchases.

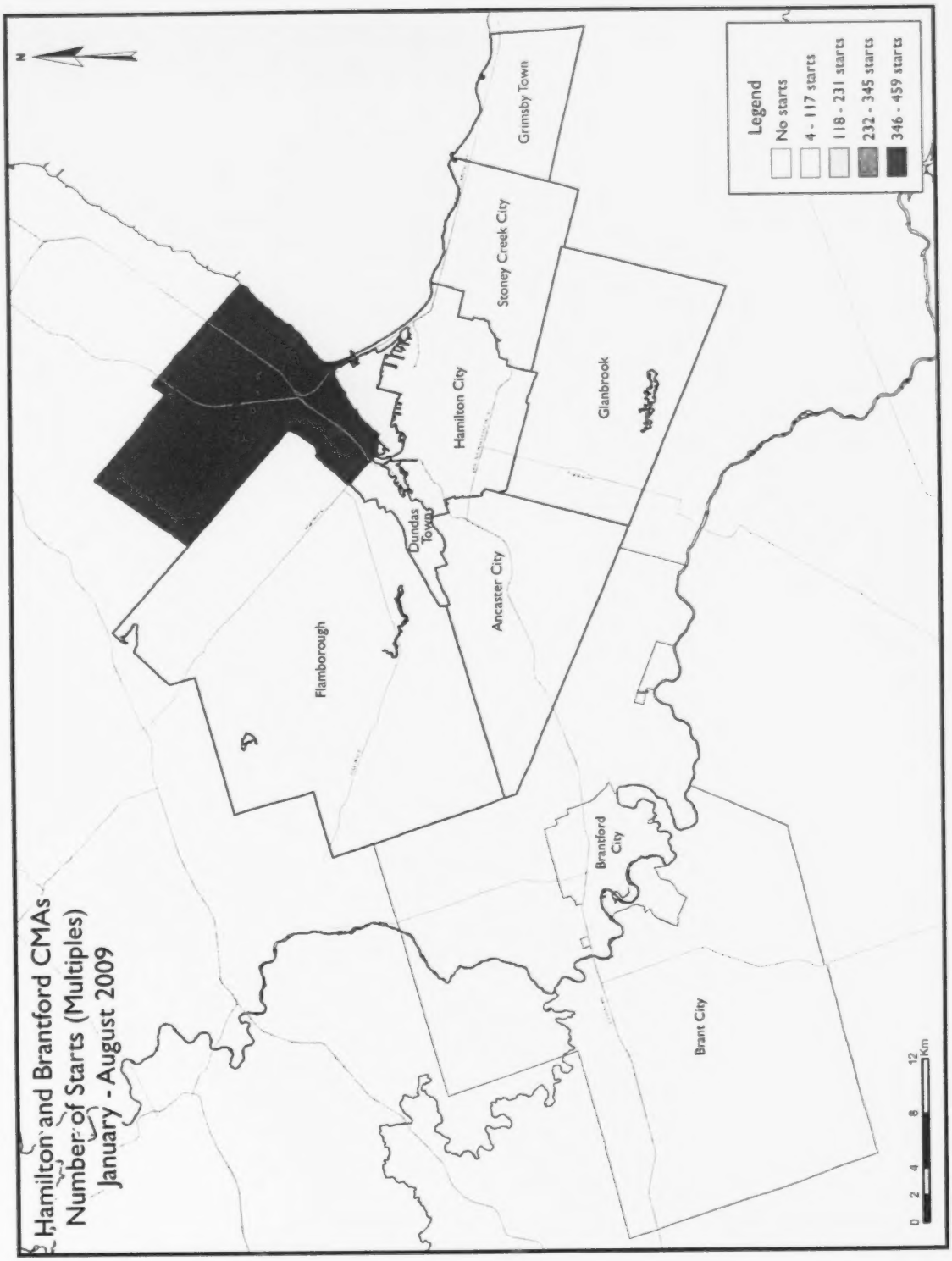
In Brantford, new home starts in the month of August were up slightly from a year ago, although year-to-date figures suggest that some new developments were halted this year. There were just 194 starts of new homes in Brantford for the year-to-date ending in August, down from 325 a year ago. Weak employment activity in the manufacturing sector this year has led to slower activity in the overall housing market. Manufacturing employment accounts for nearly a quarter of all jobs in Brantford.

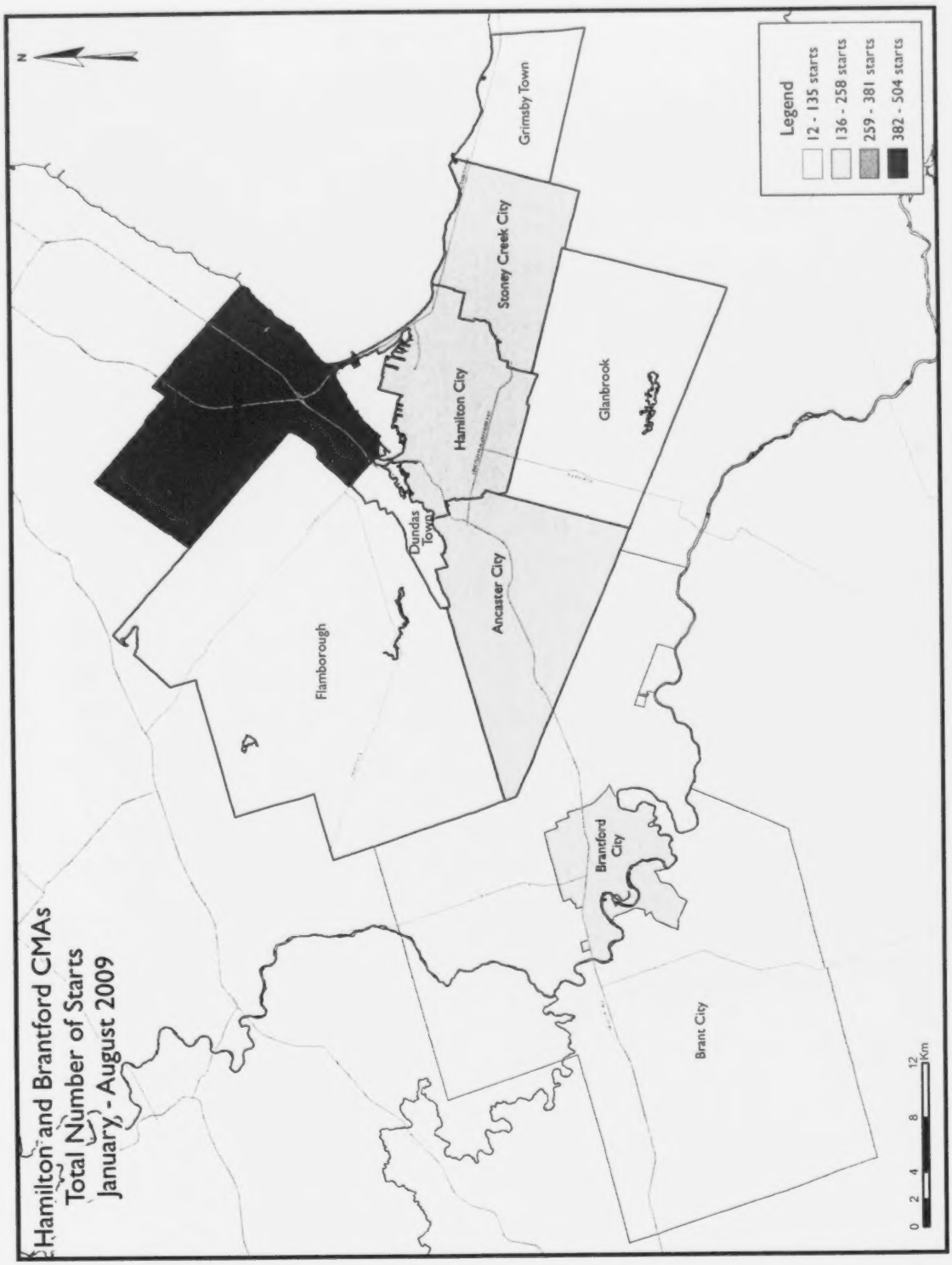

Hamilton and Brantford CMAs
Number of Starts (Singles)
August 2009
N
Legend
1 - 5 starts
6 - 10 starts
11 - 15 starts
16 - 20 starts
Grimsby Town
Stoney Creek City
Glanbrook
Dundas Town
Flamborough
Brantford City
Brant City
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Multiples)
August 2009
N
Legend
No starts
7 - 11 starts
12 - 15 starts
16 - 19 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant City
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
August 2009
N
Legend
1 - 10 starts
11 - 19 starts
20 - 28 starts
29 - 37 starts
Grimsby Town
Stoney Creek City
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant City
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
January - August 2009
N
Legend
12 - 37 starts
38 - 63 starts
64 - 89 starts
90 - 115 starts
Grimsby Town
Burlington City
Glanbrook
Dundas Town
Flamborough
Brant City
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - August 2009
N
Legend
No starts
4 - 117 starts
118 - 231 starts
232 - 345 starts
346 - 459 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant City
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
January - August 2009
N
Legend
12 - 135 starts
136 - 258 starts
259 - 381 starts
382 - 504 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant City
0 2 4 8 12
Km

HOUSING NOW REPORT TABLES

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2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
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3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
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5	MLS® Residential Activity
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4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Hamilton CMA
August 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2009	93	2	13	0	29	0	0	0	137
August 2008	156	6	24	8	52	0	0	0	246
% Change	-40.4	-66.7	-45.8	-100.0	-44.2	n/a	n/a	n/a	-44.3
Year-to-date 2009	499	60	122	3	169	90	0	264	1,207
Year-to-date 2008	1,252	78	386	8	389	386	0	0	2,499
% Change	-60.1	-23.1	-68.4	-62.5	-56.6	-76.7	n/a	n/a	-51.7
UNDER CONSTRUCTION									
August 2009	518	82	315	3	603	851	0	264	2,636
August 2008	1,069	74	426	8	597	698	3	127	3,002
% Change	-51.5	10.8	-26.1	-62.5	1.0	21.9	-100.0	107.9	-12.2
COMPLETIONS									
August 2009	99	6	38	0	89	13	0	0	245
August 2008	174	0	12	2	12	0	0	0	200
% Change	-43.1	n/a	**	-100.0	**	n/a	n/a	n/a	22.5
Year-to-date 2009	819	32	317	6	326	49	0	123	1,672
Year-to-date 2008	1,100	70	351	5	234	0	1	26	1,787
% Change	-25.5	-54.3	-9.7	20.0	39.3	n/a	-100.0	**	-6.4
COMPLETED & NOT ABSORBED									
August 2009	36	4	30	0	9	0	0	0	79
August 2008	71	2	26	0	4	0	0	10	113
% Change	-49.3	100.0	15.4	n/a	125.0	n/a	n/a	-100.0	-30.1
ABSORBED									
August 2009	104	13	45	0	87	13	0	0	262
August 2008	170	0	12	2	14	0	0	6	204
% Change	-38.8	n/a	**	-100.0	**	n/a	n/a	-100.0	28.4
Year-to-date 2009	848	47	328	6	319	49	0	127	1,724
Year-to-date 2008	1,099	70	348	5	242	24	1	57	1,846
% Change	-22.8	-32.9	-5.7	20.0	31.8	104.2	-100.0	122.8	-6.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Brantford CMA
August 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2009	27	4	3	0	0	0	0	0	34
August 2008	20	2	0	0	10	0	0	0	32
% Change	35.0	100.0	n/a	n/a	-100.0	n/a	n/a	n/a	6.3
Year-to-date 2009	161	12	12	0	8	0	0	1	194
Year-to-date 2008	217	4	27	1	53	21	0	2	325
% Change	-25.8	200.0	-55.6	-100.0	-84.9	-100.0	n/a	-50.0	-40.3
UNDER CONSTRUCTION									
August 2009	75	12	12	0	25	0	0	0	124
August 2008	188	4	16	5	56	21	0	2	292
% Change	-60.1	200.0	-25.0	-100.0	-55.4	-100.0	n/a	-100.0	-57.5
COMPLETIONS									
August 2009	7	0	0	0	0	0	0	0	7
August 2008	23	0	0	0	0	0	0	0	23
% Change	-69.6	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-69.6
Year-to-date 2009	176	2	30	7	18	21	7	8	269
Year-to-date 2008	247	10	25	6	37	0	0	0	325
% Change	-28.7	-80.0	20.0	16.7	-51.4	n/a	n/a	n/a	-17.2
COMPLETED & NOT ABSORBED									
August 2009	37	0	13	2	30	18	0	0	100
August 2008	56	0	14	3	22	0	5	0	100
% Change	-33.9	n/a	-7.1	-33.3	36.4	n/a	-100.0	n/a	0.0
ABSORBED									
August 2009	24	2	9	0	0	0	0	0	35
August 2008	35	0	2	0	12	0	0	0	49
% Change	-31.4	n/a	**	n/a	-100.0	n/a	n/a	n/a	-28.6
Year-to-date 2009	208	2	26	8	23	3	7	8	285
Year-to-date 2008	292	12	16	7	49	0	1	0	377
% Change	-28.8	-83.3	62.5	14.3	-53.1	n/a	**	n/a	-24.4

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
New City of Hamilton									
August 2009	71	2	13	0	29	0	0	0	115
August 2008	90	2	24	0	44	0	0	0	160
Hamilton City									
August 2009	18	2	0	0	17	0	0	0	37
August 2008	37	2	0	0	0	0	0	0	39
Stoney Creek City									
August 2009	14	0	7	0	0	0	0	0	21
August 2008	22	0	11	0	16	0	0	0	49
Ancaster City									
August 2009	20	0	0	0	0	0	0	0	20
August 2008	4	0	0	0	18	0	0	0	22
Dundas Town									
August 2009	1	0	0	0	0	0	0	0	1
August 2008	2	0	5	0	0	0	0	0	7
Flamborough									
August 2009	3	0	0	0	0	0	0	0	3
August 2008	6	0	0	0	0	0	0	0	6
Glanbrook									
August 2009	15	0	6	0	12	0	0	0	33
August 2008	19	0	8	0	10	0	0	0	37
Burlington City									
August 2009	18	0	0	0	0	0	0	0	18
August 2008	57	4	0	8	8	0	0	0	77
Grimsby Town									
August 2009	4	0	0	0	0	0	0	0	4
August 2008	9	0	0	0	0	0	0	0	9
Hamilton CMA									
August 2009	93	2	13	0	29	0	0	0	137
August 2008	156	6	24	8	52	0	0	0	246
Brant City									
August 2009	12	0	0	0	0	0	0	0	12
August 2008	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
August 2009	15	4	3	0	0	0	0	0	22
August 2008	11	2	0	0	10	0	0	0	23
Brantford CMA									
August 2009	27	4	3	0	0	0	0	0	34
August 2008	20	2	0	0	10	0	0	0	32

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
New City of Hamilton									
August 2009	414	14	243	3	488	269	0	0	1,431
August 2008	666	14	356	0	510	305	3	127	1,981
Hamilton City									
August 2009	124	4	37	0	56	83	0	0	304
August 2008	166	10	20	0	17	119	3	127	462
Stoney Creek City									
August 2009	81	2	59	0	67	0	0	0	209
August 2008	118	2	64	0	31	0	0	0	215
Ancaster City									
August 2009	94	8	26	0	116	62	0	0	306
August 2008	65	0	14	0	109	62	0	0	250
Dundas Town									
August 2009	11	0	11	3	20	124	0	0	169
August 2008	11	0	11	0	30	124	0	0	176
Flamborough									
August 2009	38	0	0	0	0	0	0	0	38
August 2008	145	0	114	0	0	0	0	0	259
Glanbrook									
August 2009	66	0	110	0	229	0	0	0	405
August 2008	161	2	133	0	323	0	0	0	619
Burlington City									
August 2009	77	68	41	0	91	582	0	264	1,123
August 2008	370	60	66	8	87	393	0	0	984
Grimsby Town									
August 2009	27	0	31	0	24	0	0	0	82
August 2008	33	0	4	0	0	0	0	0	37
Hamilton CMA									
August 2009	518	82	315	3	603	851	0	264	2,636
August 2008	1,069	74	426	8	597	698	3	127	3,002
Brant City									
August 2009	33	0	6	0	0	0	0	0	39
August 2008	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
August 2009	42	12	6	0	25	0	0	0	85
August 2008	117	4	3	5	56	0	0	2	187
Brantford CMA									
August 2009	75	12	12	0	25	0	0	0	124
August 2008	188	4	16	5	56	21	0	2	292

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
New City of Hamilton									
August 2009	80	0	38	0	65	0	0	0	183
August 2008	108	0	12	0	6	0	0	0	126
Hamilton City									
August 2009	17	0	0	0	7	0	0	0	24
August 2008	37	0	0	0	0	0	0	0	37
Stoney Creek City									
August 2009	7	0	0	0	9	0	0	0	16
August 2008	28	0	12	0	0	0	0	0	40
Ancaster City									
August 2009	23	0	0	0	12	0	0	0	35
August 2008	11	0	0	0	6	0	0	0	17
Dundas Town									
August 2009	1	0	0	0	0	0	0	0	1
August 2008	1	0	0	0	0	0	0	0	1
Flamborough									
August 2009	10	0	29	0	0	0	0	0	39
August 2008	4	0	0	0	0	0	0	0	4
Glanbrook									
August 2009	22	0	9	0	37	0	0	0	68
August 2008	27	0	0	0	0	0	0	0	27
Burlington City									
August 2009	13	6	0	0	24	13	0	0	56
August 2008	50	0	0	2	6	0	0	0	58
Grimsby Town									
August 2009	6	0	0	0	0	0	0	0	6
August 2008	16	0	0	0	0	0	0	0	16
Hamilton CMA									
August 2009	99	6	38	0	89	13	0	0	245
August 2008	174	0	12	2	12	0	0	0	200
Brant City									
August 2009	2	0	0	0	0	0	0	0	2
August 2008	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
August 2009	5	0	0	0	0	0	0	0	5
August 2008	18	0	0	0	0	0	0	0	18
Brantford CMA									
August 2009	7	0	0	0	0	0	0	0	7
August 2008	23	0	0	0	0	0	0	0	23

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
New City of Hamilton									
August 2009	23	2	26	0	4	0	0	0	55
August 2008	45	2	21	0	0	0	0	10	78
Hamilton City									
August 2009	1	0	0	0	0	0	0	0	1
August 2008	2	1	0	0	0	0	0	10	13
Stoney Creek City									
August 2009	20	1	22	0	4	0	0	0	47
August 2008	43	0	11	0	0	0	0	0	54
Ancaster City									
August 2009	0	0	0	0	0	0	0	0	0
August 2008	0	0	3	0	0	0	0	0	3
Dundas Town									
August 2009	0	0	0	0	0	0	0	0	0
August 2008	0	0	0	0	0	0	0	0	0
Flamborough									
August 2009	2	0	0	0	0	0	0	0	2
August 2008	0	0	0	0	0	0	0	0	0
Glanbrook									
August 2009	0	1	4	0	0	0	0	0	5
August 2008	0	1	7	0	0	0	0	0	8
Burlington City									
August 2009	10	2	2	0	5	0	0	0	19
August 2008	10	0	2	0	4	0	0	0	16
Grimsby Town									
August 2009	3	0	2	0	0	0	0	0	5
August 2008	16	0	3	0	0	0	0	0	19
Hamilton CMA									
August 2009	36	4	30	0	9	0	0	0	79
August 2008	71	2	26	0	4	0	0	10	113
Brant City									
August 2009	5	0	4	0	0	18	0	0	27
August 2008	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
August 2009	32	0	9	2	30	0	0	0	73
August 2008	45	0	10	3	22	0	5	0	85
Brantford CMA									
August 2009	37	0	13	2	30	18	0	0	100
August 2008	56	0	14	3	22	0	5	0	100

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
New City of Hamilton									
August 2009	85	0	40	0	61	0	0	0	186
August 2008	113	0	12	0	6	0	0	6	137
Hamilton City									
August 2009	19	0	0	0	7	0	0	0	26
August 2008	39	0	0	0	0	0	0	6	45
Stoney Creek City									
August 2009	7	0	2	0	5	0	0	0	14
August 2008	32	0	12	0	0	0	0	0	44
Ancaster City									
August 2009	26	0	0	0	12	0	0	0	38
August 2008	11	0	0	0	6	0	0	0	17
Dundas Town									
August 2009	1	0	0	0	0	0	0	0	1
August 2008	1	0	0	0	0	0	0	0	1
Flamborough									
August 2009	10	0	29	0	0	0	0	0	39
August 2008	4	0	0	0	0	0	0	0	4
Glanbrook									
August 2009	22	0	9	0	37	0	0	0	68
August 2008	26	0	0	0	0	0	0	0	26
Burlington City									
August 2009	12	13	4	0	26	13	0	0	68
August 2008	47	0	0	2	8	0	0	0	57
Grimsby Town									
August 2009	7	0	1	0	0	0	0	0	8
August 2008	10	0	0	0	0	0	0	0	10
Hamilton CMA									
August 2009	104	13	45	0	87	13	0	0	262
August 2008	170	0	12	2	14	0	0	6	204
Brant City									
August 2009	1	0	3	0	0	0	0	0	4
August 2008	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
August 2009	23	2	6	0	0	0	0	0	31
August 2008	28	0	2	0	12	0	0	0	42
Brantford CMA									
August 2009	24	2	9	0	0	0	0	0	35
August 2008	35	0	2	0	12	0	0	0	49

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Hamilton CMA 1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093
% Change	14.2	67.4	-6.7	**	-3.8	**	n/a	**	25.6
2003	1,742	92	567	1	666	164	0	13	3,260
% Change	-22.6	13.6	-7.7	-87.5	5.0	47.7	-100.0	-86.3	-14.3
2002	2,251	81	614	8	634	111	3	95	3,803
% Change	22.4	-19.0	68.7	166.7	8.4	-76.1	n/a	n/a	13.0
2001	1,839	100	364	3	585	465	0	0	3,365
% Change	-1.4	-21.9	-13.1	-84.2	25.3	138.5	n/a	-100.0	8.3
2000	1,865	128	419	19	467	195	0	15	3,108
% Change	-0.3	-9.9	18.4	-32.1	-18.1	-79.5	-100.0	n/a	-20.8
1999	1,870	142	354	28	570	951	8	0	3,923

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Brantford CMA 1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482
% Change	10.4	0.0	-36.4	-100.0	3.8	n/a	n/a	n/a	5.2
2003	375	6	11	13	53	0	0	0	458
% Change	-32.8	-83.3	175.0	160.0	15.2	-100.0	n/a	n/a	-34.6
2002	558	36	4	5	46	40	0	0	700
% Change	55.0	-21.7	-33.3	n/a	-27.0	n/a	n/a	n/a	47.4
2001	360	46	6	0	63	0	0	0	475
% Change	-3.7	76.9	-33.3	n/a	-17.1	n/a	n/a	n/a	-2.1
2000	374	26	9	0	76	0	0	0	485
% Change	20.3	62.5	12.5	n/a	153.3	n/a	n/a	-100.0	28.6
1999	311	16	8	0	30	0	0	12	377

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	% Change
Hamilton CMA	93	164	2	12	42	70	0	0	137	246	-44.3
New City of Hamilton	71	90	2	8	42	62	0	0	115	160	-28.1
Hamilton City	18	37	2	2	17	0	0	0	37	39	-5.1
Stoney Creek City	14	22	0	0	7	27	0	0	21	49	-57.1
Ancaster City	20	4	0	6	0	12	0	0	20	22	-9.1
Dundas Town	1	2	0	0	0	5	0	0	1	7	-85.7
Flamborough	3	6	0	0	0	0	0	0	3	6	-50.0
Glanbrook	15	19	0	0	18	18	0	0	33	37	-10.8
Burlington City	18	65	0	4	0	8	0	0	18	77	-76.6
Grimsby Town	4	9	0	0	0	0	0	0	4	9	-55.6
Brantford CMA	27	20	4	2	3	10	0	0	34	32	6.3
Brant City	12	n/a	0	n/a	0	n/a	0	n/a	12	n/a	n/a
Brantford City	15	11	4	2	3	10	0	0	22	23	-4.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Hamilton CMA	502	1,260	64	94	287	759	354	386	1,207	2,499	-51.7
New City of Hamilton	412	790	10	26	213	617	0	124	635	1557	-59.2
Hamilton City	100	214	4	16	60	20	0	0	164	250	-34.4
Stoney Creek City	101	213	2	2	62	87	0	0	165	302	-45.4
Ancaster City	113	62	4	8	34	58	0	62	151	190	-20.5
Dundas Town	12	16	0	0	0	41	0	62	12	119	-89.9
Flamborough	29	152	0	0	4	114	0	0	33	266	-87.6
Glanbrook	57	133	0	0	53	297	0	0	110	430	-74.4
Burlington City	45	409	54	68	51	134	354	262	504	873	-42.3
Grimsby Town	45	61	0	0	23	8	0	0	68	69	-1.4
Brantford CMA	161	218	12	4	20	80	1	23	194	325	-40.3
Brant City	46	n/a	0	n/a	6	n/a	1	n/a	53	n/a	n/a
Brantford City	115	139	12	4	14	67	0	2	141	212	-33.5

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market August 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008
Hamilton CMA	42	70	0	0	0	0	0	0
New City of Hamilton	42	62	0	0	0	0	0	0
Hamilton City	17	0	0	0	0	0	0	0
Stoney Creek City	7	27	0	0	0	0	0	0
Ancaster City	0	12	0	0	0	0	0	0
Dundas Town	0	5	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	18	18	0	0	0	0	0	0
Burlington City	0	8	0	0	0	0	0	0
Grimsby Town	0	0	0	0	0	0	0	0
Brantford CMA	3	10	0	0	0	0	0	0
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	3	10	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - August 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Hamilton CMA	287	759	0	0	90	386	264	0
New City of Hamilton	213	617	0	0	0	124	0	0
Hamilton City	60	20	0	0	0	0	0	0
Stoney Creek City	62	87	0	0	0	0	0	0
Ancaster City	34	58	0	0	0	62	0	0
Dundas Town	0	41	0	0	0	62	0	0
Flamborough	4	114	0	0	0	0	0	0
Glanbrook	53	297	0	0	0	0	0	0
Burlington City	51	134	0	0	90	262	264	0
Grimsby Town	23	8	0	0	0	0	0	0
Brantford CMA	20	80	0	0	0	21	1	2
Brant City	6	n/a	0	n/a	0	n/a	1	n/a
Brantford City	14	67	0	0	0	0	0	2

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008
Hamilton CMA	108	186	29	60	0	0	137	246
New City of Hamilton	86	116	29	44	0	0	115	160
Hamilton City	20	39	17	0	0	0	37	39
Stoney Creek City	21	33	0	16	0	0	21	49
Ancaster City	20	4	0	18	0	0	20	22
Dundas Town	1	7	0	0	0	0	1	7
Flamborough	3	6	0	0	0	0	3	6
Glanbrook	21	27	12	10	0	0	33	37
Burlington City	18	61	0	16	0	0	18	77
Grimsby Town	4	9	0	0	0	0	4	9
Brantford CMA	34	22	0	10	0	0	34	32
Brant City	12	n/a	0	n/a	0	n/a	12	n/a
Brantford City	22	13	0	10	0	0	22	23

Table 2.5: Starts by Submarket and by Intended Market
January - August 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Hamilton CMA	681	1,716	262	783	264	0	1,207	2,499
New City of Hamilton	521	1,136	114	421	0	0	635	1,557
Hamilton City	116	250	48	0	0	0	164	250
Stoney Creek City	158	279	7	23	0	0	165	302
Ancaster City	135	64	16	126	0	0	151	190
Dundas Town	9	27	3	92	0	0	12	119
Flamborough	33	266	0	0	0	0	33	266
Glanbrook	70	250	40	180	0	0	110	430
Burlington City	115	511	125	362	264	0	504	873
Grimsby Town	45	69	23	0	0	0	68	69
Brantford CMA	185	248	8	75	1	2	194	325
Brant City	52	n/a	0	n/a	1	n/a	53	n/a
Brantford City	133	156	8	54	0	2	141	212

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	% Change
Hamilton CMA	99	176	6	6	127	18	13	0	245	200	22.5
New City of Hamilton	80	108	0	0	103	18	0	0	183	126	45.2
Hamilton City	17	37	0	0	7	0	0	0	24	37	-35.1
Stoney Creek City	7	28	0	0	9	12	0	0	16	40	-60.0
Ancaster City	23	11	0	0	12	6	0	0	35	17	105.9
Dundas Town	1	1	0	0	0	0	0	0	1	1	0.0
Flamborough	10	4	0	0	29	0	0	0	39	4	**
Glanbrook	22	27	0	0	46	0	0	0	68	27	151.9
Burlington City	13	52	6	6	24	0	13	0	56	58	-3.4
Grimsby Town	6	16	0	0	0	0	0	0	6	16	-62.5
Brantford CMA	7	23	0	0	0	0	0	0	7	23	-69.6
Brant City	2	n/a	0	n/a	0	n/a	0	n/a	2	n/a	n/a
Brantford City	5	18	0	0	0	0	0	0	5	18	-72.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Hamilton CMA	825	1106	36	78	639	577	172	26	1672	1787	-6.4
New City of Hamilton	508	689	8	20	458	311	159	26	1133	1046	8.3
Hamilton City	108	216	4	12	85	0	159	26	356	254	40.2
Stoney Creek City	112	176	2	0	79	79	0	0	193	255	-24.3
Ancaster City	117	66	2	0	32	93	0	0	151	159	-5.0
Dundas Town	10	14	0	2	18	0	0	0	28	16	75.0
Flamborough	56	77	0	2	103	0	0	0	159	79	101.3
Glanbrook	105	140	0	4	141	139	0	0	246	283	-13.1
Burlington City	257	331	28	58	148	207	13	0	446	596	-25.2
Grimsby Town	60	86	0	0	33	59	0	0	93	145	-35.9
Brantford CMA	183	253	2	10	55	62	29	0	269	325	-17.2
Brant City	72	n/a	0	n/a	7	n/a	23	n/a	102	n/a	n/a
Brantford City	111	161	2	10	48	62	6	0	167	233	-28.3

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market August 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008
Hamilton CMA	127	18	0	0	13	0	0	0
New City of Hamilton	103	18	0	0	0	0	0	0
Hamilton City	7	0	0	0	0	0	0	0
Stoney Creek City	9	12	0	0	0	0	0	0
Ancaster City	12	6	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	29	0	0	0	0	0	0	0
Glanbrook	46	0	0	0	0	0	0	0
Burlington City	24	0	0	0	13	0	0	0
Grimsby Town	0	0	0	0	0	0	0	0
Brantford CMA	0	0	0	0	0	0	0	0
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	0	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - August 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Hamilton CMA	639	577	0	0	49	0	123	26
New City of Hamilton	458	311	0	0	36	0	123	26
Hamilton City	85	0	0	0	36	0	123	26
Stoney Creek City	79	79	0	0	0	0	0	0
Ancaster City	32	93	0	0	0	0	0	0
Dundas Town	18	0	0	0	0	0	0	0
Flamborough	103	0	0	0	0	0	0	0
Glanbrook	141	139	0	0	0	0	0	0
Burlington City	148	207	0	0	13	0	0	0
Grimsby Town	33	59	0	0	0	0	0	0
Brantford CMA	48	62	7	0	21	0	8	0
Brant City	7	n/a	0	n/a	21	n/a	2	n/a
Brantford City	41	62	7	0	0	0	6	0

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market August 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008
Hamilton CMA	143	186	102	14	0	0	245	200
New City of Hamilton	118	120	65	6	0	0	183	126
Hamilton City	17	37	7	0	0	0	24	37
Stoney Creek City	7	40	9	0	0	0	16	40
Ancaster City	23	11	12	6	0	0	35	17
Dundas Town	1	1	0	0	0	0	1	1
Flamborough	39	4	0	0	0	0	39	4
Glanbrook	31	27	37	0	0	0	68	27
Burlington City	19	50	37	8	0	0	56	58
Grimsby Town	6	16	0	0	0	0	6	16
Brantford CMA	7	23	0	0	0	0	7	23
Brant City	2	n/a	0	n/a	0	n/a	2	n/a
Brantford City	5	18	0	0	0	0	5	18

Table 3.5: Completions by Submarket and by Intended Market January - August 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Hamilton CMA	1,168	1,521	381	239	123	27	1,672	1,787
New City of Hamilton	791	900	219	119	123	27	1,133	1,046
Hamilton City	180	224	53	3	123	27	356	254
Stoney Creek City	176	255	17	0	0	0	193	255
Ancaster City	119	90	32	69	0	0	151	159
Dundas Town	10	16	18	0	0	0	28	16
Flamborough	159	79	0	0	0	0	159	79
Glanbrook	147	236	99	47	0	0	246	283
Burlington City	284	476	162	120	0	0	446	596
Grimsby Town	93	145	0	0	0	0	93	145
Brantford CMA	208	282	46	43	15	0	269	325
Brant City	79	n/a	21	n/a	2	n/a	102	n/a
Brantford City	129	190	25	43	13	0	167	233

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
August 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
New City of Hamilton													
August 2009	0	0.0	0	0.0	24	28.2	12	14.1	49	57.6	85	368,840	389,527
August 2008	0	0.0	4	3.5	13	11.5	37	32.7	59	52.2	113	352,900	382,717
Year-to-date 2009	3	0.6	14	2.7	110	20.9	125	23.8	274	52.1	526	352,965	396,488
Year-to-date 2008	5	0.7	29	4.3	99	14.6	216	31.9	329	48.5	678	349,000	378,882
Hamilton City													
August 2009	0	0.0	0	0.0	3	15.8	6	31.6	10	52.6	19	350,000	353,104
August 2008	0	0.0	1	2.6	1	2.6	14	35.9	23	59.0	39	357,000	369,300
Year-to-date 2009	2	1.8	1	0.9	13	11.8	32	29.1	62	56.4	110	354,400	391,889
Year-to-date 2008	3	1.4	8	3.6	32	14.4	88	39.6	91	41.0	222	339,500	348,129
Stoney Creek City													
August 2009	0	0.0	0	0.0	2	28.6	2	28.6	3	42.9	7	--	--
August 2008	0	0.0	0	0.0	9	28.1	10	31.3	13	40.6	32	338,945	352,317
Year-to-date 2009	0	0.0	0	0.0	44	35.2	53	42.4	28	22.4	125	317,990	333,887
Year-to-date 2008	0	0.0	3	1.8	39	23.6	56	33.9	67	40.6	165	339,900	352,897
Ancaster City													
August 2009	0	0.0	0	0.0	0	0.0	1	3.8	25	96.2	26	489,200	486,148
August 2008	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	500,000	555,237
Year-to-date 2009	1	0.9	0	0.0	0	0.0	1	0.9	114	98.3	116	499,450	529,155
Year-to-date 2008	0	0.0	0	0.0	1	1.5	2	3.0	64	95.5	67	495,000	509,909
Dundas Town													
August 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
August 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	3	30.0	1	10.0	6	60.0	10	414,000	432,380
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	479,420	517,745
Flamborough													
August 2009	0	0.0	0	0.0	0	0.0	3	30.0	7	70.0	10	367,950	369,618
August 2008	0	0.0	2	50.0	0	0.0	0	0.0	2	50.0	4	--	--
Year-to-date 2009	0	0.0	11	19.3	3	5.3	12	21.1	31	54.4	57	357,000	397,366
Year-to-date 2008	1	1.4	13	18.6	4	5.7	16	22.9	36	51.4	70	377,000	464,603
Glanbrook													
August 2009	0	0.0	0	0.0	19	86.4	0	0.0	3	13.6	22	279,900	304,420
August 2008	0	0.0	1	3.8	3	11.5	13	50.0	9	34.6	26	341,422	341,412
Year-to-date 2009	0	0.0	2	1.9	47	43.5	26	24.1	33	30.6	108	306,445	327,348
Year-to-date 2008	1	0.7	5	3.6	23	16.4	54	38.6	57	40.7	140	340,610	338,601
Burlington City													
August 2009	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	448,990	437,741
August 2008	0	0.0	0	0.0	0	0.0	0	0.0	49	100.0	49	424,990	424,888
Year-to-date 2009	0	0.0	0	0.0	0	0.0	3	1.1	260	98.9	263	463,990	593,437
Year-to-date 2008	0	0.0	0	0.0	0	0.0	19	5.8	311	94.2	330	402,000	450,159
Grimsby Town													
August 2009	0	0.0	0	0.0	0	0.0	3	42.9	4	57.1	7	--	--
August 2008	0	0.0	0	0.0	0	0.0	8	80.0	2	20.0	10	339,900	430,700
Year-to-date 2009	0	0.0	0	0.0	3	4.6	48	73.8	14	21.5	65	329,900	352,685
Year-to-date 2008	0	0.0	0	0.0	11	11.3	58	59.8	28	28.9	97	330,900	366,034

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
August 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
August 2009	0	0.0	0	0.0	24	23.1	15	14.4	65	62.5	104	376,990	396,914
August 2008	0	0.0	4	2.3	13	7.6	45	26.2	110	64.0	172	367,900	397,521
Year-to-date 2009	3	0.4	14	1.6	113	13.2	176	20.6	548	64.2	854	398,000	453,807
Year-to-date 2008	5	0.5	29	2.6	110	10.0	293	26.5	668	60.5	1,105	371,900	399,059

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
August 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $125,000		$125,000 - $149,999		$150,000 - $174,999		$175,000 - $199,999		$200,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant City													
August 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
August 2008	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2009	1	1.3	0	0.0	8	10.7	2	2.7	64	85.3	75	318,000	342,433
Year-to-date 2008	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
August 2009	0	0.0	4	17.4	7	30.4	1	4.3	11	47.8	23	195,000	204,769
August 2008	0	0.0	7	25.0	3	10.7	5	17.9	13	46.4	28	189,000	198,393
Year-to-date 2009	3	2.1	13	9.2	33	23.4	8	5.7	84	59.6	141	220,000	223,634
Year-to-date 2008	8	4.1	28	14.5	19	9.8	27	14.0	111	57.5	193	222,000	218,636
Brantford CMA													
August 2009	0	0.0	4	16.7	7	29.2	1	4.2	12	50.0	24	197,500	207,691
August 2008	0	0.0	7	20.0	4	11.4	5	14.3	19	54.3	35	220,000	221,743
Year-to-date 2009	4	1.9	13	6.0	41	19.0	10	4.6	148	68.5	216	245,000	264,884
Year-to-date 2008	9	3.0	28	9.4	37	12.4	31	10.4	194	64.9	299	240,000	255,809

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to
Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units August 2009						
Submarket	Aug 2009	Aug 2008	% Change	YTD 2009	YTD 2008	% Change
Hamilton CMA	396,914	397,521	-0.2	453,807	399,059	13.7
New City of Hamilton	389,527	382,717	1.8	396,488	378,882	4.6
Hamilton City	353,104	369,300	-4.4	391,889	348,129	12.6
Stoney Creek City	--	352,317	n/a	333,887	352,897	-5.4
Ancaster City	486,148	555,237	-12.4	529,155	509,909	3.8
Dundas Town	--	--	n/a	432,380	517,745	-16.5
Flamborough	369,618	--	n/a	397,366	464,603	-14.5
Glanbrook	304,420	341,412	-10.8	327,348	338,601	-3.3
Burlington City	437,741	424,888	3.0	593,437	450,159	31.8
Grimsby Town	--	430,700	n/a	352,685	366,034	-3.6
Brantford CMA	207,691	221,743	-6.3	264,884	255,809	3.5
Brant City	--	n/a	n/a	342,433	n/a	n/a
Brantford City	204,769	198,393	3.2	223,634	218,636	2.3

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton
August 2009

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (	Average Price[1] ($) SA
2008	January	783	-0.4	1,170	1,608	1,659	70.5	278,189	8.8	279,178
	February	998	-3.2	1,079	1,514	1,592	67.8	276,297	1.2	269,873
	March	1,057	-17.0	1,042	1,617	1,561	66.8	289,226	10.8	289,881
	April	1,381	2.2	1,107	2,272	1,717	64.5	283,846	6.9	288,886
	May	1,435	-6.1	1,150	2,179	1,719	66.9	293,927	5.2	281,273
	June	1,325	-10.0	1,080	1,888	1,664	64.9	287,249	6.5	284,695
	July	1,204	-11.3	1,051	1,776	1,679	62.6	281,580	4.8	282,106
	August	947	-20.4	991	1,539	1,666	59.5	283,974	4.8	283,333
	September	979	-0.7	968	1,886	1,662	58.2	282,719	7.0	285,941
	October	889	-27.7	881	1,664	1,697	51.9	254,004	-8.7	269,672
	November	658	-36.5	821	1,214	1,734	47.3	284,469	6.3	285,961
	December	454	-27.4	770	554	1,361	56.6	240,073	-8.3	264,067
2009	January	447	-42.9	709	1,435	1,557	45.5	264,549	-4.9	271,395
	February	717	-28.2	837	1,368	1,535	54.5	265,452	-3.9	265,295
	March	1,002	-5.2	899	1,754	1,522	59.1	263,120	-9.0	275,371
	April	1,188	-14.0	989	1,851	1,489	66.4	286,191	0.8	280,199
	May	1,316	-8.3	1,057	1,754	1,451	72.8	297,132	1.1	285,949
	June	1,560	17.7	1,158	1,690	1,460	79.3	297,117	3.4	284,721
	July	1,318	9.5	1,103	1,594	1,510	73.0	296,591	5.3	297,077
	August	1,090	15.1	1,114	1,383	1,503	74.1	291,374	2.6	292,063
	September									
	October									
	November									
	December									
	Q2 2008	4,141	-4.8		6,339			288,428	6.1	
	Q2 2009	4,064	-1.9		5,295			293,928	1.9	
	YTD 2008	9,130	-8.6		14,393			284,951	6.0	
	YTD 2009	8,638	-5.4		12,829			286,554	0.6	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford
August 2009

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2008	January	145	-3.3	203	304	322	63.0	205,398	7.2	215,306
	February	158	-21.4	150	322	298	50.3	229,561	13.9	235,325
	March	198	-5.7	190	288	306	62.1	219,169	2.6	220,301
	April	224	6.2	183	418	308	59.4	223,198	1.5	220,046
	May	236	-8.9	184	387	313	58.8	222,549	6.8	216,885
	June	237	-2.1	188	331	294	63.9	220,726	3.2	219,314
	July	197	-10.0	179	351	314	57.0	223,700	7.0	222,649
	August	172	-22.5	168	281	294	57.1	211,794	4.0	218,333
	September	195	21.1	195	322	288	67.7	220,508	7.0	222,067
	October	147	-16.0	159	323	329	48.3	214,326	1.6	216,821
	November	95	-42.4	144	212	295	48.8	211,549	-2.3	203,117
	December	93	3.3	154	129	307	50.2	211,125	-0.1	215,475
2009	January	95	-34.5	131	220	247	53.0	202,157	-1.6	208,216
	February	118	-25.3	127	247	252	50.4	205,770	-10.4	218,903
	March	155	-21.7	137	365	317	43.2	219,250	0.0	216,496
	April	175	-21.9	148	324	286	51.7	210,840	-5.5	206,692
	May	168	-28.8	140	322	270	51.9	213,223	-4.2	211,194
	June	223	-5.9	162	340	280	57.9	226,115	2.4	224,994
	July	208	5.6	174	298	277	62.8	235,504	5.3	230,060
	August	147	-14.5	143	276	293	48.8	212,326	0.3	222,819
	September									
	October									
	November									
	December									
	Q2 2008	697	-2.1		1,136			222,138	3.9	
	Q2 2009	566	-18.8		986			217,565	-2.1	
	YTD 2008	1,567	-8.6		2,682			220,023	5.6	
	YTD 2009	1,289	-17.7		2,392			217,850	-1.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
August 2009

		Interest Rates			NHPI, Total, Hamilton CMA 1997=100	CPI, 1992 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	150.7	110.9	374.8	5.8	66.9	807
	February	718	7.25	7.29	151.9	111.4	375.1	5.9	67.0	805
	March	712	7.15	7.19	153.1	111.7	376.4	6.1	67.4	804
	April	700	6.95	6.99	152.9	112.5	377.2	6.2	67.6	803
	May	679	6.15	6.65	153.2	113.6	377.6	6.0	67.4	801
	June	710	6.95	7.15	152.4	114.2	378.2	5.9	67.4	795
	July	710	6.95	7.15	152.6	115.1	376.9	5.5	66.8	793
	August	691	6.65	6.85	152.6	114.8	377.1	5.6	66.9	784
	September	691	6.65	6.85	153.0	115.1	375.1	5.5	66.4	787
	October	713	6.35	7.20	152.8	113.7	374.2	6.0	66.5	787
	November	713	6.35	7.20	152.3	113.5	370.9	6.7	66.4	789
	December	685	5.60	6.75	152.4	112.8	368.3	7.0	66.1	793
2009	January	627	5.00	5.79	152.3	112.4	366	8.0	66.3	796
	February	627	5.00	5.79	152.2	113.1	365.9	8.4	66.6	806
	March	613	4.50	5.55	151.9	113.7	371.1	8.8	67.9	809
	April	596	3.90	5.25	150.8	113.2	375.9	7.9	68.0	808
	May	596	3.90	5.25	149.1	114.0	379.8	7.4	68.3	803
	June	631	3.75	5.85	149.3	114.2	376.6	7.1	67.4	805
	July	631	3.75	5.85	150.9	113.7	372.5	8.2	67.5	817
	August	631	3.75	5.85		113.7	369.5	8.7	67.3	818
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
August 2009

		Interest Rates			NHPI, Total, Hamilton CMA 1997=100	CPI, 1992 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	144.5	110.9	51.4	6.2	68.5	779
	February	718	7.25	7.29	145.2	111.4	51.4	6.2	68.4	785
	March	712	7.15	7.19	145.6	111.7	51.4	6.7	68.5	779
	April	700	6.95	6.99	145.8	112.5	51.3	6.8	68.5	775
	May	679	6.15	6.65	145.9	113.6	51.4	7.1	68.7	773
	June	710	6.95	7.15	146.4	114.2	51.6	6.8	68.8	764
	July	710	6.95	7.15	146.5	115.1	51.8	6.4	68.9	749
	August	691	6.65	6.85	146.6	114.8	52.4	6.4	69.5	752
	September	691	6.65	6.85	146.6	115.1	52.6	6.2	69.6	758
	October	713	6.35	7.20	146.6	113.7	52.5	6.1	69.5	772
	November	713	6.35	7.20	146.5	113.5	51.9	5.3	68.0	780
	December	685	5.60	6.75	146.5	112.8	51.5	5.8	67.6	792
2009	January	627	5.00	5.79	146.6	112.4	51	7.1	67.9	797
	February	627	5.00	5.79	146.6	113.1	50.8	8.0	68.3	785
	March	613	4.50	5.55	146.2	113.7	50.4	9.3	68.6	779
	April	596	3.90	5.25	145.5	113.2	50.6	9.3	68.7	777
	May	596	3.90	5.25	145.1	114.0	50.8	9.9	69.6	788
	June	631	3.75	5.85	145.1	114.2	51.0	10.6	70.6	793
	July	631	3.75	5.85	145.3	113.7	51.5	12.0	72.1	796
	August	631	3.75	5.85		113.7	51.3	12.7	72.4	800
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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